GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – TUDA – Tirupati – Change of land use from Industrial Use to Mixed Use in Sy.No.77/2B to an extent of Ac. 3.011 cents of Kothapalem Village, Renigunta Mandal, Tirupati District – Applied by Sri Poli Venkata Subbareddy – Draft variation – Confirmed – Orders - Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I) DEPARTMENT

G.O.MS.No. 267 Dated: 10-12-2025

Read the following:

1. From the VC, TUDA, Lr.Roc.No.2283/G1/2024, dt: 20-02-2025.
2. Minutes of the CLU Committee meeting held on 11-04-2025.
3. Govt. Memo No.2803286/I1/2025, dt: 28-04-2025.
4. From Vice-Chairperson, TUDA Lr.Roc.No.2283/G1/2024, dt: 31-07-2025.
5. Govt. Memo No.2803286/I1/2025, dt: 25-08-2025.
6. A.P. Extraordinary issue of the Andhra Pradesh Gazette No.488, Part-I,dated 25-08-2025.
7. From VC, TUDA Lr.Roc.No.2283/G1/2024, dt: 01-12-2025 along with newspaper clippings.

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ORDER:

The draft variation to the sanctioned Master Plan of Tirupati (sanctioned in G.O.Ms.No.112, MA&UD Dept., dt: 08-03-2019) issued in the reference 5th read above was published in the Extraordinary issue of the Andhra Pradesh Gazette No.488, Part-I, dated 25-08-2025. The Vice-Chairperson, Tirupati Urban Development Authority vide reference 4th & 7th read above, has reported that the applicant has paid Change of Land Use charges of ₹10,93,050/- vide D.D.No.597048, dt: 19-06-2025 and newspaper publication charges of ₹75,500/- vide D.D.No.089226, dt: 15-11-2025.

2. The Vice-Chairperson, TUDA vide reference 7th cited has further reported that the public notice was published in Telugu and English daily newspapers on 30-10-2025 calling for objections/suggestions within 15 days from the general public. No objections/suggestions were received within the stipulated time.

3. Government, after careful examination and in view of no objections having been received, hereby confirm the draft variation and accord final approval for Change of Land Use from Industrial Use to Mixed Use in respect of site admeasuring Ac. 3.011 cents in Sy.No.77/2B of Kothapalem Village, Renigunta Mandal, Tirupati District.

4. The appended notification shall be published in the next issue of the Andhra Pradesh Gazette. i.e., 10.12.2025.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP,Vijayawada. (with a request to publish the appended notification in the next Extraordinary issue of A.P. Gazette and furnish 20 copies to Government).

(P.T.O)

The Director of Town & Country Planning, Andhra Pradesh, Mangalagiri.
The Vice-Chairperson, Tirupati Urban Development Authority, Tirupati.

Copy to:

The District Collector, Tirupati District.
The Commissioner, Tirupati Municipal Corporation.
The Special Officer & Competent Authority, Urban Land Ceiling, Tirupati.
Sri Poli Venkata Subbareddy (through Vice-Chairperson, TUDA).
SF/SC (Computer No. 2803286)

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of Section 15 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act No.5 of 2016), the following variation to the Master Plan of Tirupati sanctioned in G.O.Ms.No.112, MA&UD Dept., dt: 08-03-2019 is hereby confirmed as required by sub–section (4) of the said section:-

VARIATION

The site in Sy.No.77/2B of Kothapalem Village, Renigunta Mandal, Tirupati District to an extent of Ac. 3.011 cents, the boundaries of which are given in the schedule below and which was earmarked as Industrial Use in the sanctioned Master Plan, is now designated as Mixed Use by variation of change of land use as shown in the revised part proposed land use map M.M.P. No.04/2025 of Tirupati Urban Development Authority available in the office of the Tirupati Urban Development Authority, Tirupati, subject to the following conditions:

1. The applicant shall obtain prior approval from the competent authority before undertaking any development/construction activity in the site, duly paying all necessary charges as per rules in force.
2. Title and Urban Land Ceiling/Agricultural Land Ceiling aspects shall be scrupulously examined by the concerned authorities before issuing any permission.
3. The owners/applicants shall be solely responsible for any misrepresentation with regard to ownership/title or any damage claimed by third parties.
4. The change of land use shall not be used as proof of title or for exemption under Urban Land (Ceiling & Regulation) Act, 1976.
5. Any other conditions as may be imposed by the Vice-Chairperson, Tirupati Urban Development Authority.

Contd..3

SCHEDULE OF BOUNDARIES

North: Existing 60.00 mt wide Tirupati to Srikalahasti road (Puthalapattu to Naidupeta NH Road) & applicant's land falls in mixed use zone.

South: Vagu poramboke

East : Isuka vanka

West : Existing 45.00 mt wide R&B road to Airport & others land

S SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER